

**Cattaraugus County Land Bank Corporation**  
**December 12, 2024 – Meeting Minutes**

**1. Roll Call**

- a. Dan Martonis called the meeting to order at 9:00am – the following board members answered roll call.

NAME		NAME		NAME	
<i>Martonis, D</i>	Aye	<i>Keller, M</i>	--	<i>Abers, C</i>	Aye
<i>Nagle, T</i>	Aye	<i>Helmich, R</i>	Aye	<i>Higgins, F</i>	Aye
<i>Marsh, N</i>	Aye				

- b. **Also present:** EDPT Staff; Kate O’Stricker, Deb Miller, Devon Winters  
c. **On Phone:** Ryan Reed, Keri Kerper, Mayor Bill Aiello

**2. Review and Approval of October 31, 2024 Minutes**

- a. Motioned by Rick with a second by Norm. **Approved.**

NAME		NAME		NAME	
<i>Martonis, D</i>	Aye	<i>Keller, M</i>	--	<i>Abers, C</i>	Aye
<i>Nagle, T</i>	Aye	<i>Helmich, R</i>	Aye	<i>Higgins, F</i>	Aye
<i>Marsh, N</i>	Aye				

**3. Old Business**

- a. *Rehab Property Updates*

**i. 701 North Union, Olean**

1. Kate sent out an email, but had no response. Ed has seen no movement so far. Kate will follow up on where it stands, needs to be complete by October of 2025.

- b. *Side Lots*

**i. 701 Irving St, Olean**

1. Kate stated that the land owner of 705 Irving seems interested in purchasing the lot, \$500 for lot plus \$250 with Attorney fees. Should be sending over the bid packet soon, seems very interested. Kate will email out the bid for votes once received. She has also reached out to Peterson’s for the snow removal.

- c. *Demos*

- i. Much discussion was made on the possible demo of **118 Green St.** in **Olean.** Olean would like to demo the property and possibly be reimbursed by the Land Bank. Land Bank is just worried about the legality of the situation and would like something written to help clearly define the plan. Matt will write up a new proposition to send to Ashley. Ryan will need statement for the City stating that they will be reimbursed for the demo, which will be sometime in February 2025 if all agree on this.

- ii. Junkyards Demos, two possible options to look into. There is a very large problem area on the southside of Olean. Kate stated that the DEC may have grants out there to aide in removing Junkyards.

**4. New Business**

a. 2024 Auction Properties –

i. **517 E Connell St, Olean**

- 1. Must go through second property auction. If no bid, goes to Land Bank. Going for about \$20,000.

ii. **623 Seneca Ave, Olean**

- 1. Must go through second property auction. If no bid, goes to Land Bank. Going for about \$19,000.

- iii. Auction to be held *Wednesday, December 20<sup>th</sup> at 10/10:30am on site.* Kate asked about how long after the auction that the Land Bank can start the bidding process, Matt said to go ahead as he does not foresee them being purchased.

b. 2025 Planning for Properties –

- i. Matt will send Kate a pdf with the proposed properties.

c. LBI – Round 3 Funding –

- i. Kate stated that the Land Bank has received a \$75,000 grant.
- ii. LBI – Round 2 funding available to apply for to be used for a *special project*. Environmental component is hard to get through with this one. Possible property in South Dayton (Old Carnation/Nestle Plant)

**5. Action Items**

a. Kate

- i. Scope of work being done at 701 N Union
- ii. Follow-up with possible purchase of 701 Irving

b. Matt

- i. New proposition for 118 Green St. to Ashley
- ii. Send PDF to Kate and Department of 2025 Planning for Properties

c. Department

- i. Will look into possibility of getting rid of the few Junkyards mentioned at today’s meeting.

- d. Crystal and Kate wanted to thank the Legislatures for all the help and support that they have given the Land Bank. Dan thanked the department for all the hard work behind the Land Banks success.

**6. Next Meeting**

- a. **Next meeting will be held on Thursday, January 30<sup>th</sup> at 9:00am.**

**7. Meeting Adjourned at 9:56am.**

- a. Motioned by Norm, seconded by Matt. **Approved.**

NAME		NAME		NAME	
<i>Martonis, D</i>	<i>Aye</i>	<i>Keller, M</i>	<i>Aye</i>	<i>Abers, C</i>	<i>Aye</i>
<i>Nagle, T</i>	<i>Aye</i>	<i>Helmich, R</i>	<i>Aye</i>	<i>Higgins, F</i>	<i>Aye</i>
<i>Marsh, N</i>	<i>Aye</i>				